## PHA 5-Year and Fourth Annual Plan

## U.S. Department of Housing and Urban Development Office of Public and Indian Housing

OMB No. 2577-0226 Expires 4/30/2011

1.0	PHA Information         PHA Name:       City of Wichita Falls Housing Assistance Program       PHA Code:       TX498         PHA Type:       ☐ Small       ☑ High Performing       ☑ Standard         PHA Fiscal Year Beginning:       (MM/YYYY):       10/2013									
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: N/A Number of HCV units: 989									
3.0	Submission Type  ☐ 5-Year and Annual Plan									
4.0	PHA Consortia: (Check box if submitting a joint Plan and complete table below.)									
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units Program					
	PHA 1:				РП	пс v				
	PHA 2:									
	PHA 3:									
5.0	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 on	ly at 5-Year	Plan update.							
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:  The mission of the PHA is the same as that of the Department of Housing and Urban development: to promote adequate and affordable housing, economic opportunity and suitable living environment free from discrimination.  The Housing Authority's mission is to serve the needs of the of low-income, very low-income and extremely low-income families in the PHA's jurisdiction and to (1) increase the availability of decent, safe and affordable housing in its communities: (2) ensure equal opportunity in housing: (3) promote self-sufficiency and asset development of families and individuals: (4) improve community quality of life and economic viability: and (5) strive to provide quality housing, safe and sanitary housing and to build a strong, healthy community while encouraging self-sufficiency and independence for it residents.									
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.  Apply for additional rental vouchers: if funding becomes available. Leverage private or other public funds to create additional housing opportunities: The city supports LIHTC development and has cooperated with NORTEX Housing Finance Cooperation in issuing bonds for multi-unit construction and rehabilitation. Other: Work to involve new owners in the program.									
6.0	PHA Plan Update  (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: The Five Year Public Housing Agency Plan, the First Year Action Plan, and the Administrative Plan are hereby approved with required changes.  (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.  The City of Wichita Falls PHA's main administrative office, City website, and the local public library.									
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable.									
	N/A Section 8 agency only									
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.  N/A Section 8 agency only									

8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1, for each current and open CFP grant and CFFP financing.									
	N/A Section 8 agency only									
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the Capital Fund Program Five-Year Action Plan, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.  N/A Section 8 agency only									
8.3	Capital Fund Financing Program (CFFP).  Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.  N/A Section 8 agency only									
	<b>Housing Needs</b> . Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.									
	Housing Needs of Families on the PHA's Waiting Lists									
	Waiting list type: (select one)  Section 8 tenant-based assistance Public Housing Combined Section 8 and Public Housing Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:									
		# of families	% of total families	Annual Turnover						
	Waiting list total	522								
	Extremely low income <=30% AMI	295	56.51%							
9.0	Very low income (>30% but <=50% AMI) Low income	107	20.50%							
	(>50% but <80% AMI)	16	3.07%							
	Families with children	255	48.85%							
	Elderly families	51	9.77%							
	Families with Disabilities	192	36.78%							
	Race/ethnicity	306	58.62%	White Non Hispanic						
	Race/ethnicity	191	36.59%	Black Non Hispanic						
	Race/ethnicity	12	0.23%	Other Non Hispanic						
	Race/ethnicity	77	14.75%	Hispanic						
	Characteristics by Bedroom Size (Public Housing Only)	N/A	N/A	N/A						
	1BR				<b>.</b>					
	2 BR				-					
	3 BR				4					
	4 BR				4					
	5 BR				4					
	5+ BR				4					
	Is the waiting list closed (select one if yes:  How Long HAS IT BEEN CLOSED (# OF Does the PHA expect to re Does the PHA permit spectyes)	MONTHS)? 1 eopen the list in the PH	HA Plan year? ⊠ No □ Yes ies onto the waiting list, even i	f generally closed? ⊠ No □						
	-									

Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.

9.1 To meet the goals of the plan, the City plans to do the following: (1) apply for additional Housing Choice vouchers if funding becomes available; (2) leverage state or private funds to create affordable housing; (3) improve housing lease up rates and maintain the maximum number of families under lease that the budget limits will support; (4) to provide a comprehensive analysis of the rental market and provide the highest payment standards that the funding limits will support without reducing the number of participating families; (5) provide landlord outreach to increase housing stock outside of the poverty areas; (6) promote self-sufficiency and asset development by our tenants and the community.

Additional Information. Describe the following, as well as any additional information HUD has requested.

- (a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.
- Maintain or increase housing lease-up rates by establishing payment standards which will enable families to rent through-out the jurisdiction. Encourage more LIHTC and bond financing of affordable units in our area. Undertake affirmative measures to ensure access to assisted housing regardless or race, color, religion national origin, sex, familial status and disability. Conduct outreach efforts to potential voucher landlords. VAWA procedure is to refer families to Patsy House, First Step domestic violence shelter, continued assistance to non offenders and offer immediate portability in domestic violence situations. The housing office has a procedure/policy to follow for families claiming (VAWA). All families/Owners/staff have been provide documentation on the procedure and instructed to include a signed VAWA Lease addendum.
- (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" See tx498c01
- 11.0 Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.
  - (a) Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations (which includes all certifications relating to Civil Rights)
  - (b) Form HUD-50070, Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)
  - (c) Form HUD-50071, Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)
  - (d) Form SF-LLL, Disclosure of Lobbying Activities (PHAs receiving CFP grants only)
  - (e) Form SF-LLL-A, Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)
  - (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.
  - (g) Challenged Elements

10.0

- (h) Form HUD-50075.1, Capital Fund Program Annual Statement/Performance and Evaluation Report (PHAs receiving CFP grants only)
- (i) Form HUD-50075.2, Capital Fund Program Five-Year Action Plan (PHAs receiving CFP grants only)